

3940 E State Street Rockford, IL



PROPERTY HIGHLIGHTS

Excellent opportunity to redevelop 0.8-acre former gas station site strategically positioned on a main retail corridor! Located at the signalized intersection of E State Street and Fairview Rd. Great fast-food location!

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|-----------------------|------------|
| BUILDING SF | 1,375 |
| LAND SF | 34,412 |
| YEAR BUILT | ~1990 |
| PARKING | +10 Spaces |
| TRAFFIC COUNTS | 28,150 VPD |

| | |
|----------------------|-----------------|
| SIGNAGE TYPE | Pylon |
| 1-MILE (POP.) | 10,238 |
| 3-MILE (POP.) | 98,217 |
| MED. INCOME | \$59,584 |
| SPACE USE | Gas/Convenience |



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EXCEPTIONAL RETAIL LOCATION

Excellent location at signalized intersection on busy thoroughfare with over 20,000 vehicles per day. C3 Zoning allows for numerous uses. Ideal location for fast food, drive through, or other retail uses. Seller will provide environmental indemnity.



LEGAL INFORMATION

| | |
|----------------------|-----------------|
| TAX PARCEL ID | 12-30-204-001 |
| 2022 RE TAXES | \$13,187 |
| ZONING | C3 - Commercial |



RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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